

**SEMINOLE COUNTY GOVERNMENT  
BOARD OF ADJUSTMENT  
AGENDA MEMORANDUM**

**SUBJECT:** REQUEST FOR SPECIAL EXCEPTION FOR THE REDEVELOPMENT OF AN EXISTING NURSING HOME AND ASSISTED LIVING FACILITY IN THE R-3A (MULTIPLE-FAMILY DWELLING DISTRICT); (LUTHERAN HAVEN CHURCH / DONALD KOVAC, APPLICANTS).

**DEPARTMENT:** Planning & Development **DIVISION:** Planning

**AUTHORIZED BY:** Earnest McDonald **CONTACT:** Rich Steiger **EXT.** 7936

**Agenda Date** 02-23-04 **Regular** ☒ **Consent** ☐ **Public Hearing – 6:00** ☒

**MOTION/RECOMMENDATION:**

1. **APPROVE** THE REQUEST FOR SPECIAL EXCEPTION FOR THE REDEVELOPMENT OF AN EXISTING NURSING HOME AND ASSISTED LIVING FACILITY IN THE R-3A (MULTIPLE FAMILY DISTRICT); (LUTHERAN HAVEN CHURCH/DONALD KOVAC, APPLICANTS); OR
2. **DENY** THE REQUEST FOR SPECIAL EXCEPTION FOR THE REDEVELOPMENT OF AN EXISTING NURSING HOME AND ASSISTED LIVING FACILITY IN THE R-3A (MULTIPLE FAMILY DISTRICT); (LUTHERAN HAVEN CHURCH/DONALD KOVAC, APPLICANTS); OR
3. **CONTINUE** THE REQUEST TO A TIME AND DATE CERTAIN.

(District 1 - Maloy)

(Rich Steiger, Planner)

<b>GENERAL INFORMATION</b>	<b>APPLICANTS:</b>  <b>LOCATION:</b>  <b>ZONING:</b>	LUTHERAN HAVEN CHURCH/ DONALD KOVAC  2041 WEST STATE ROAD 426  R-3A (MULTIPLE FAMILY DWELLING DISTRICT)
<b>BACKGROUND / REQUEST</b>	<ul style="list-style-type: none"> <li>• THE SUBJECT PROPERTY IS LOCATED IN THE R-3A (MULTIPLE FAMILY DWELLING DISTRICT), WHERE ASSISTED LIVING FACILITIES AND NURSING HOMES ARE CONDITIONAL USES ALLOWED ONLY BY SPECIAL EXCEPTION.</li> <li>• THE APPLICANTS ARE REQUESTING A SPECIAL EXCEPTION TO ALLOW THE REDEVELOPMENT OF AN</li> </ul>	

	<p>EXISTING NURSING HOME AND ASSISTED LIVING FACILITY AS AN ACCESSORY USE TO AN EXISTING CHURCH.</p> <ul style="list-style-type: none"><li>• THE EXISTING NURSING HOME/ASSISTED LIVING FACILITY WAS CONSTRUCTED IN 1948 AND EXPANDED TO ITS CURRENT SIZE IN THE 1970'S. THE EXISTING FACILITY CONSISTS OF 42 NURSING HOME BEDS AND 24 ASSISTED LIVING FACILITY BEDS FOR A TOTAL OF 66 BEDS WITHIN A 23,620 SQUARE FOOT STRUCTURE.</li><li>• ON AUGUST 27, 2001 THE BOARD OF ADJUSTMENT APPROVED A REQUEST FOR A SPECIAL EXCEPTION TO ALLOW THE REDEVELOPMENT OF THE EXISTING NURSING HOME AND ASSISTED LIVING FACILITY, AND THAT REQUEST HAS SINCE EXPIRED; BECAUSE A REQUEST FOR RENEWAL WAS NEVER FILED PRIOR TO THE EXPIRATION OF THE SPECIAL EXCEPTION, A NEW APPLICATION WAS SUBMITTED.</li><li>• THE PROPOSED NURSING HOME/ASSISTED LIVING FACILITY WOULD CONSIST OF 42 NURSING HOME BEDS (WITH THE CAPACITY TO ADD 4 ADDITIONAL BEDS IN THE FUTURE) AND 24 ASSISTED LIVING BEDS FOR A TOTAL OF 70 BEDS WITHIN A 45, 440 SQUARE FOOT STRUCTURE.</li></ul>																								
ZONING & FLU	<table><tr><th>DIRECTION</th><th>EXISTING ZONING</th><th>EXISTING FLU</th><th>USE OF PROPERTY</th></tr><tr><td>SITE</td><td>R-3A</td><td>MDR</td><td>CHURCH FACILITY</td></tr><tr><td>NORTH</td><td>A-1</td><td>PUB</td><td>CHURCH FACILITY</td></tr><tr><td>SOUTH</td><td>A-1</td><td>PUB</td><td>CHURCH FACILITY</td></tr><tr><td>EAST</td><td>R-3A</td><td>MDR</td><td>CHURCH FACILITY</td></tr><tr><td>WEST</td><td>A-1</td><td>MDR</td><td>SINGLE FAMILY</td></tr></table>	DIRECTION	EXISTING ZONING	EXISTING FLU	USE OF PROPERTY	SITE	R-3A	MDR	CHURCH FACILITY	NORTH	A-1	PUB	CHURCH FACILITY	SOUTH	A-1	PUB	CHURCH FACILITY	EAST	R-3A	MDR	CHURCH FACILITY	WEST	A-1	MDR	SINGLE FAMILY
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STANDARDS FOR GRANTING A SPECIAL EXCEPTION; LDC SECTION 30.43(b)(2)	<p>THE BOARD OF ADJUSTMENT (BOA) SHALL HAVE THE POWER TO HEAR AND DECIDE SPECIAL EXCEPTIONS IT IS SPECIFICALLY AUTHORIZED TO PASS UNDER THE TERMS OF THE LAND DEVELOPMENT CODE UPON DETERMINATION THE USE REQUESTED:</p> <p><b><u>IS NOT DETRIMENTAL TO THE CHARACTER OF THE AREA OR NEIGHBORHOOD OR INCONSISTENT WITH TRENDS OF DEVELOPMENT IN THE AREA:</u></b></p> <p>THE PROPOSED ASSISTED LIVING FACILITY WOULD BE A USE ACCESSORY TO THE PRINCIPAL CHURCH USE AND WOULD THEREBY BE COMPATIBLE WITH THE TREND OF DEVELOPMENT IN THE AREA.</p> <p><b><u>DOES NOT HAVE AN UNDULY ADVERSE EFFECT ON</u></b></p>																								

**EXISTING TRAFFIC PATTERNS, MOVEMENTS AND VOLUMES:**

STAFF DOES NOT BELIEVE THE PROPOSED ASSISTED LIVING FACILITY WOULD ADVERSELY IMPACT EXISTING TRAFFIC PATTERNS, MOVEMENTS AND INTENSITY IF CONSTRUCTED IN ACCORDANCE WITH APPLICABLE SEMINOLE COUNTY TRANSPORTATION STANDARDS.

**IS CONSISTENT WITH THE SEMINOLE COUNTY VISION 2020 COMPREHENSIVE PLAN:**

THE SUBJECT PROPERTY HAS MEDIUM DENSITY RESIDENTIAL FUTURE LAND USE (FLU). THE SEMINOLE COUNTY VISION 2020 COMPREHENSIVE PLAN DESCRIBES MEDIUM DENSITY RESIDENTIAL FLU AS APPROPRIATE FOR USES THAT SERVE AS AN EFFECTIVE TRANSITION BETWEEN MORE INTENSE URBAN DEVELOPMENT AND LOW DENSITY RESIDENTIAL/SUBURBAN ESTATES USES. THE EXISTING CHURCH, IN COMBINATION WITH THE PROPOSED ASSISTED LIVING FACILITY, WOULD APPROPRIATELY SERVE AS A TRANSITIONAL USE BETWEEN THE EXISTING MULTI-FAMILY USES AND CHURCHES TO THE EAST AND THE RANGE OF USES THAT THE AGRICULTURE DISTRICT ZONING ALLOWS ON THE PROPERTIES TO THE WEST.

**MEETS ANY ADDITIONAL REQUIREMENTS SPECIFIED IN THE CODE SECTION AUTHORIZING THE USE IN A PARTICULAR ZONING DISTRICT OR CLASSIFICATION:**

BASED ON THE SUBMITTED SITE PLAN, THE PROPOSED STRUCTURE WOULD ADHERE TO THE MINIMUM SETBACK REQUIREMENTS FOR A SINGLE STORY STRUCTURE IN THE R-3A DISTRICT.

SECTION 30.1221 OF THE LAND DEVELOPMENT CODE REQUIRES 2 PARKING SPACES FOR EACH OF THE 70 PROPOSED BEDS. THE BED TO PARKING SPACE RATIO FOR THIS FACILITY HAS BEEN ADMINISTRATIVELY REDUCED FROM 2 TO 1.25 PARKING SPACES FOR EACH BED AND WOULD THEREBY REQUIRE A MINIMUM OF 82 PARKING SPACES.

**WILL NOT ADVERSELY AFFECT THE PUBLIC INTEREST:**

WITHIN THE R-3A DISTRICT, ASSISTED LIVING FACILITIES AND NURSING HOMES ARE ALLOWED AS CONDITIONAL USES. STAFF BELIEVES THE USE WOULD BE LESS INTENSE THAN THE EXISTING CHURCH, WHICH IS ALSO PERMITTED BY SPECIAL EXCEPTION. STAFF FURTHER BELIEVES THE PROPOSED USE WOULD BE CONSISTENT

	WITH THE RANGE OF USES PERMITTED IN THE R-3A DISTRICT AND THEREBY COMPATIBLE WITH NEARBY AND ADJACENT DEVELOPMENT, WITH STAFF'S RECOMMENDED CONDITIONS.
<b>STAFF RECOMMENDATION</b>	<p>STAFF RECOMMENDS APPROVAL OF THE REQUEST FOR SPECIAL EXCEPTION TO ESTABLISH AN ASSISTED LIVING FACILITY AND NURSING HOME AS AN ACCESSORY USE TO AN EXISTING CHURCH, BASED ON THE STATED FINDINGS AND SUBJECT TO THE FOLLOWING CONDITIONS:</p> <ol style="list-style-type: none"><li>1. THE PROPOSED NURSING HOME SHALL BE LIMITED TO 46 BEDS.</li><li>2. THE PROPOSED ASSISTED LIVING FACILITY SHALL BE LIMITED TO 24 BEDS.</li><li>3. A MINIMUM OF 82 PARKING SPACES SHALL BE PROVIDED.</li><li>4. A LEFT TURN LANE SHALL BE REQUIRED ON CHAPMAN ROAD.</li><li>5. THE FINAL SITE PLAN SHALL OTHERWISE MEET ALL APPLICABLE SEMINOLE COUNTY LAND DEVELOPMENT CODE AND COMPREHENSIVE PLAN REGULATIONS.</li></ol>



SEMINOLE COUNTY PLANNING & DEVELOPMENT DEPARTMENT  
 PLANNING DIVISION  
 1101 EAST FIRST STREET  
 SANFORD, FL 32771  
 (407) 665-7444 PHONE (407) 665-7385 FAX APPL. NO. BS2004-001

### APPLICATION TO THE SEMINOLE COUNTY BOARD OF ADJUSTMENT

Applications to the Seminole County Board of Adjustment shall include all applicable items listed in the Board of Adjustment Process Checklist. No application will be scheduled for Board of Adjustment consideration until a complete application (including all information requested below) has been received by the Planning & Development Department, Planning Division.

#### APPLICATION TYPE:

- ☐ **VARIANCE**
- ☒ **SPECIAL EXCEPTION** for redevelopment of an existing ALE
- ☐ **MOBILE HOME SPECIAL EXCEPTION**
- ☐ **EXISTING OR PROPOSED REPLACEMENT**  
 MOBILE HOME IS FOR \_\_\_\_\_  
 YEAR OF MOBILE HOME \_\_\_\_\_ SIZE OF MOBILE HOME \_\_\_\_\_  
 ANTICIPATED TIME MOBILE HOME IS NEEDED \_\_\_\_\_  
 PLAN TO BUILD: YES ☐ NO ☐ IF SO WHEN \_\_\_\_\_  
 MEDICAL HARDSHIP ☐ YES (LETTER FROM DOCTOR REQUIRED) ☐ NO
- ☐ **APPEAL FROM DECISION OF THE PLANNING MANAGER**

PROPERTY OWNER		AUTHORIZED AGENT
NAME	Lutheran Haven	
ADDRESS	2041 West State Rd 426	
	Quiedo, FL 32765	
PHONE 1	407-365-5676	
PHONE 2		
E-MAIL		

PROJECT NAME: LUTHERAN HAVEN

SITE ADDRESS: 2041 West State Rd 426

CURRENT USE OF PROPERTY: Assisted Living Facility

LEGAL DESCRIPTION: Sec 20 TWP 21S R6E 31E SE 1/4 OF SE 1/4 OF RY  
(LESS BEG 10FT W OF DE COR OF SE 1/4 OF SE)

SIZE OF PROPERTY: 33.7 acre(s) PARCEL I.D. 20-21-31-300-0110-0000

UTILITIES: ☒ WATER ☐ WELL ☒ SEWER ☐ SEPTIC TANK ☐ OTHER \_\_\_\_\_

KNOWN CODE ENFORCEMENT VIOLATIONS \_\_\_\_\_

IS PROPERTY ACCESSIBLE FOR INSPECTION ☒ YES ☐ NO

This request will be considered at the Board of Adjustment regular meeting on \_\_\_\_\_  
 (mo/day/yr), in the Board Chambers (Room 1028) at 6:00 p.m. on the first floor of the Seminole  
 County Services Building, located at 1101 East First Street in downtown Sanford, FL.

I hereby affirm that all statements, proposals, and/or plans submitted with or contained within  
 this application are true and correct to the best of my knowledge.

SIGNATURE OF OWNER OR AGENT\*

DATE

\* Proof of owner's authorization is required with signature if signed by agent.

# ADDITIONAL VARIANCES

VARIANCE 2:

VARIANCE 3:

VARIANCE 4:

VARIANCE 5:

VARIANCE 6:

VARIANCE 7:

VARIANCE 8:

## APPEAL FROM BOA DECISION TO BCC

	PROPERTY OWNER	AUTHORIZED AGENT *
NAME		
ADDRESS		
PHONE 1		
PHONE 2		
E-MAIL		

NATURE OF THE APPEAL

BCC PUBLIC HEARING DATE

FOR OFFICE USE ONLY

PROCESSING:

FEE: 370.00 COMMISSION DISTRICT 1 FLU / ZONING MDR/R-3A

LOCATION FURTHER DESCRIBED AS

PLANNER RS

DATE 1/16/04

SUFFICIENCY COMMENTS FORM MUST BE COMPLETED BY APPLICANT

# SEMINOLE COUNTY, FLORIDA

## APPLICATION FOR CONCURRENCY REVIEW (FEE IS \$250 OR \$800)

**1) APPLICANT INFORMATION:**

Name: DONALD L. KOVAC, EXEC. DIR.  
 Mailing Address: LUTHERAN HAVEN  
2041 W. State Rd. 426  
Oviedo, FL. 32765  
 Telephone No.: 407-365-5676  
 Fax No.: 407-366-0128

**4) Tax parcel identification number(s) of all property included in this proposal Request:**

20-21-31-300-0110-0000  
20-21-31-5CB-0000-00GC

**2) OWNER INFORMATION:**

Name: Same as Applicant  
 Mailing Address: \_\_\_\_\_  
 \_\_\_\_\_  
 Telephone No.: \_\_\_\_\_  
 Fax No.: \_\_\_\_\_

**5) PROJECT NAME:**

LUTHERAN HAVEN NURSING  
HOME / ASSISTED LIVING FACILITY

**6) This application: (Check one)**

- ☒ is submitted in conjunction with a development plan; **OR**  
☐ is an inquiry only (Non-Binding Site Determination)

**3) PROJECT INFORMATION:**

Property address/location: \_\_\_\_\_  
2041 W. State Rd. 426  
Oviedo, FL. 32765

**7) If submitted with a development application, check the box for the type of development order being applied for below:**

### TYPES OF FINAL DEVELOPMENT ORDERS

Concurrency Review is optional; Applicant may instead submit a Concurrency Deferral Affidavit, (Check all that apply)

- ☐ Development of Regional Impact (DRI)  
☐ PCD Final Master Plan  
☐ PUD Final Master Plan  
☐ Preliminary Plat

Concurrency Review is required, Unless Applicant provides an Affidavit of Prior Vesting / Concurrency Certificate (Check One)

- ☐ Single-Family Subdivision Platting  
☐ Commercial Subdivision Platting  
☒ Site Plan ☐ Special Exception  
☐ Borrow Pit Permit ☐ Dredge & Fill Permit

### FOR SEMINOLE COUNTY SCHOOL BOARD USE ONLY:

- ☐ PROVISION OF PUBLIC FACILITIES / SERVICE TO SCHOOL SITE

**8) This proposal:**

- ☐ Is for new development/construction ☐ Is for construction of an expansion  
☐ Replaces a current use of a \_\_\_\_\_ ☐ Replaces a past use of a \_\_\_\_\_



9) **A Signed and Sealed Traffic Impact Study is:**

☐ ATTACHED: study prepared pursuant to previous methodology review meeting with County Engineer.

☒ NOT REQUIRED: since this application is specifically for: (Check only one of the following):

**Land uses which require a traffic study regardless of size are convenience stores, gasoline stations, banks, and fast food restaurants.**

DESCRIPTION	SIZE THRESHOLDS	DESCRIPTION	SIZE THRESHOLDS
<input type="checkbox"/> Single-Family d/u	<50 Dwelling Units	<input type="checkbox"/> Church	< 75,000 sq. ft.
<input type="checkbox"/> Apartment	<100 Dwelling Units	<input type="checkbox"/> Daycare	<4,000 sq. ft.
<input type="checkbox"/> Condominium and Duplex	<100 Dwelling Units	<input checked="" type="checkbox"/> Resident Care, Group/Nursing Home	<226 Beds
<input type="checkbox"/> Mobile Home	<100 Dwelling Units	<input type="checkbox"/> General Office	<35,000 sq. ft.
<input type="checkbox"/> Hotel	<100 Rooms	<input type="checkbox"/> Medical Office / Vet Clinics	<15,000 sq. ft.
<input type="checkbox"/> Quality Restaurant	<7,500 sq. ft.	<input type="checkbox"/> Shopping Center	<10,000 sq. ft.
<input type="checkbox"/> High Turnover Restaurant (sit-down)	<5,000 sq. ft.	<input type="checkbox"/> Warehousing	<100,000 sq. ft.
<input type="checkbox"/> Furniture Store	<125,000 sq. ft.	<input type="checkbox"/> Manufacturing	<75,000 sq. ft.
<input type="checkbox"/> New Car Sales	<20,000 sq. ft.	<input type="checkbox"/> Mini-Warehouse	<200,000 sq. ft.

10) **Utility Service Provision:**

a) **Water Service (Utility Provider):** Seminole Co.

☐ or Not Served

b) **Sewer Service (Utility Provider):** Seminole Co.

☐ or Not Served

c) **Landscape Irrigation System:**

Will this Project use Potable Water for Landscape Irrigation?

No ☒ Yes ☐ Over an irrigated landscape area of: \_\_\_\_\_ square feet.

At an applicable rate of: \_\_\_\_\_ inches/week, and \_\_\_\_\_ gpd

11) **A water and Sewer Demand Estimate Prepared By a Certified Engineer is:**

☒ ATTACHED.

☐ NOT INCLUDED: I understand that Seminole County will make an estimate of water and sewer demand based upon the information in this application, but that I am solely responsible for assuring the accuracy of demand calculations for the purpose of paying connection fees. If sufficient data to perform an accurate demand calculation is not provided, applicants engineer will need to meet with the County Environmental Services Division prior to completing a utility agreement and payment of fees to determine a final demand calculation.



- 12) **PROJECT SIZE AND PHASING:** Below, clearly identify past or existing uses or structures, if applicable, and proposed new development/construction. Credit for prior uses can only be given if the information is clear and complete. *(Note: Sizes, types, and number of units as filled out below and as indicated on the plans will be assumed as maximums for estimating project demand and the Certificate of Concurrence will be conditioned upon and only valid for such maximums provided on this application)*

PHASE Number of Phases (if applicable)	NUMBER OF ACRES	SPECIFIC USE (S)	BUILDING GROSS SQUARE FEET or NUMBER OF UNITS/LOTS
Example: Phase I	15	Single Family	95 Units

### 13) CERTIFICATION AND SIGNATURE

I hereby certify that the information contained herein is true and correct and that I am either the true and sole owner of the subject property, or am authorized to act on behalf of the true owner(s) in all regards on this matter, pursuant to proof and authorization submitted with the corresponding development application or attached hereto. I hereby represent that I have the lawful right and authority to file this application.

I understand that submission of the form initiates a process and does not imply approval by Seminole County. I further understand that issuance of a Certificate of Concurrence will require successful completion of Development Review and payment of Facility Reservation Fees, and that likewise no final development order will be issued except upon successful completion of this Concurrence Review. I further understand that "Inquiry Only" Review will result in no Certificate of Concurrence being issued, and therefore no binding assurance of future capacity, and that a new Concurrence Review application will be required in conjunction with the first final development order applies for on this property.

Applicant Signature:

Ronald L. Koon

Date:

December 17, 2003

### PLANNING AND DEVELOPMENT USE ONLY

- 14) Current Zoning: \_\_\_\_\_
- 15) Development Application (DRS) Identifying #: \_\_\_\_\_
- 16) Application for Development Order Specified in Question #7 determined to be complete: \_\_\_\_\_  
Date: \_\_\_\_\_ Time: \_\_\_\_\_
- 17) One copy of Development Application and Supporting Submission is attached.
- 18) Development Application (if applicable) routed to begin Development Review and this Concurrence Application with required attachments including plans, routed to the attention of \_\_\_\_\_ in Development Review.  
Date: \_\_\_\_\_ By: \_\_\_\_\_  
Time: \_\_\_\_\_ Receipt # \_\_\_\_\_

**12. PROJECT SIZE AND PHASING :** Below, clearly identify past or existing uses or structures, if applicable, and proposed new development / construction. Credit for prior uses can only be given if the information is clear and complete. *Note: Sizes, types, and number of units as filled out below and as indicated on plans will be assumed as maximums for estimating project demand, and the Certificate of Concurrency will be conditioned upon and only valid for such maximums provided on this application.)*

	PHASE Number of Phases (if applicable)	NUMBER OF ACRES	SPECIFIC USE(S)	BUILDING GROSS SQUARE FEET or NUMBER of UNITS/LOTS
Re-developed Nursing Home/ Assisted Living Facility	Phase 1		Nursing Home/Assisted Living Facility	42 beds (nursing home) 24 beds (assisted living)
	Phase 2		Nursing Home/Assisted Living Facility	4 beds (nursing home)
	Total			70 beds (45,440 Sq.Ft)
Existing Nursing Home/ Assisted Living Facility	Existing		Nursing Home/Assisted Living Facility	42 beds (nursing home) 24 beds (assisted living)
	Total			66 beds (23,620 Sq.Ft)

# ENGINEER'S WATER AND WASTEWATER DEMAND ESTIMATE

## LUTHERAN HAVEN REDEVELOPMENT

### ALF = 24 Existing Beds

16 Existing beds are currently served by Seminole County for wastewater flows

8 Existing beds are currently served by on site septic tank

New Assisted Living Facility Phase I = 24 beds

New Assisted Living Facility Phase II = 4 beds

Net increase in number of beds to be served by Seminole County for wastewater flows =

8 beds from the existing ALF currently served by on site septic tank

4 beds from Phase II

12 beds total increase in wastewater flow

### NURSING HOME

Existing Nursing Home (to be replaced) = 42 beds

New Nursing Home = 42 beds

Net increase = 0 beds

42 beds x 25 gpd/bed for shower = increase of 1,050 gpd

(showers/whirlpool only are currently served by  
septic system)

### WASTEWATER:

ALF = 12\* beds x 110 gpd = 1,320 gpd increase

NURSING HOME = 42 Beds x 25 gpd for showers/whirlpool = 1,050 gpd increase

**Total Increase for wastewater from ALF and Nursing Home = 2,370 gpd**

Existing Multi - Family Units( to be demolished):

2 Quadraplexes (Eight 1 to 2 bedroom units @ 165 gpd/unit) = 1,320 gpd

4 Duplexes (Eight 1 to 2 bedroom units @ 165 gpd/unit) = 1,320 gpd

**Total = 2,640 gpd(on-site septic systems,  
no credit)**

(\* = 8 Phase I + 4 Phase II = 12 Beds)

### WATER:

The existing ALF and Nursing Home demand are both currently served by Seminole County.

Increase = 4 beds x 120 gpd = 480 gpd (new water demand)

2 Quadraplexes (Eight 1 to 2 bedroom units @ 275 gpd/unit) = 2,200 gpd

4 Duplexes (Eight 1 to 2 bedroom units @ 275 gpd/unit) = 2,200 gpd

**Total = 4,400 gpd (water demand credit)**

### SUMMARY:

#### WASTEWATER:

2,370 gpd (new flow)

2,370 gpd or 7.900 ERU's Wastewater

Note: This project has wastewater credit (reserved capacity) with Seminole County and is currently being permitted through Seminole County Environmental Services.

#### WATER:

4,400 gpd (water demand credit)

- 480 gpd (new water demand)

**3,920 gpd (credit) or 11.200 ERC's Credit Water**

Note: Redevelopment will cause a decrease in water demand.

  
1.2.04



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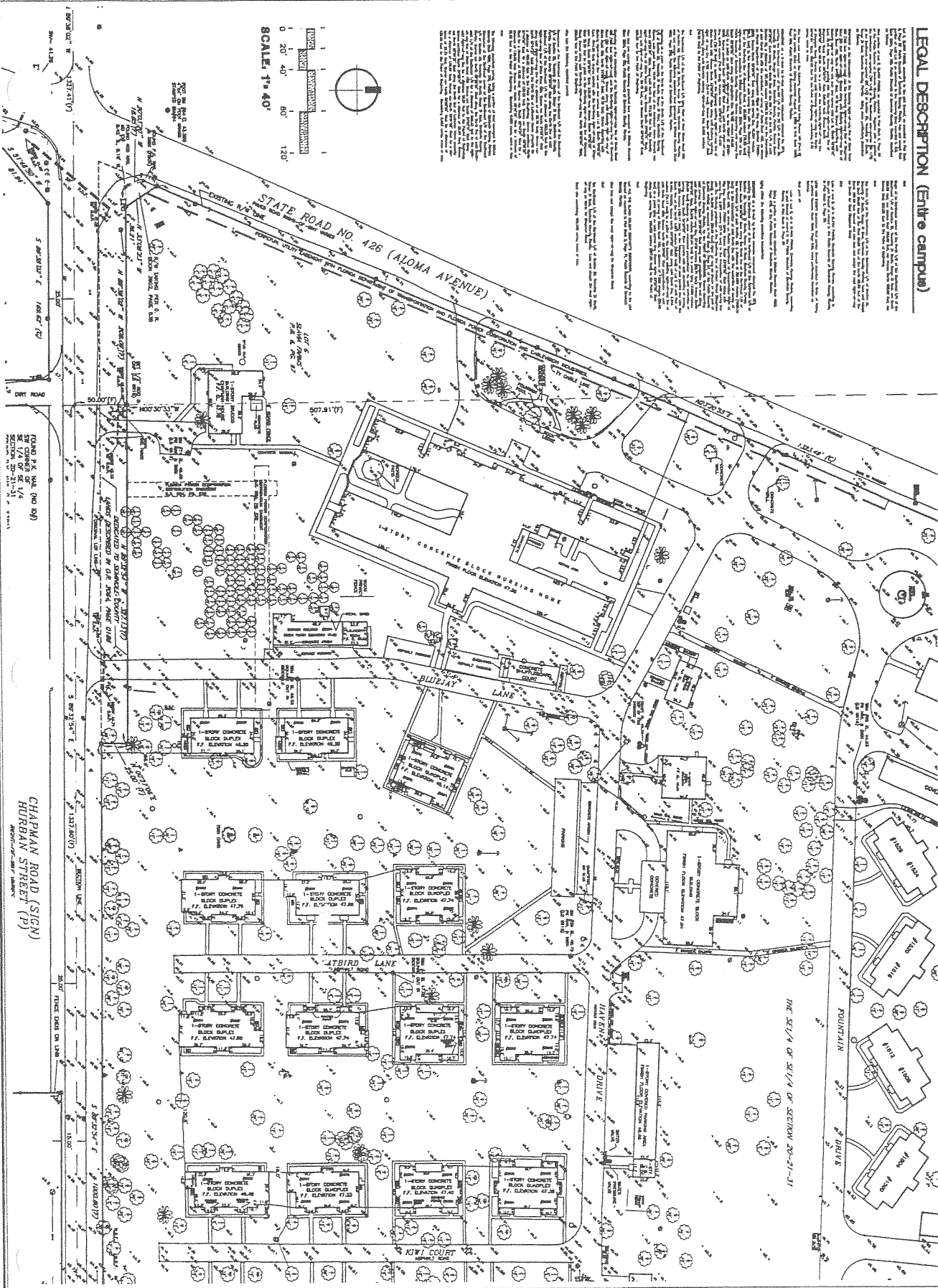
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SP-1

## EXISTING CONDITIONS

Scale: 1"=40'	Design: CFB
Date: 07/13/01	Drawn: CFB
Project No.: 1055.06	Checked: DAP

## Revisions:

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LUTHERAN HAVEN

NURSING HOME/  
ASSISTED LIVING FACILITY

/ 1001 WABASH @ MARK 111  
 Parisi  
 Civil Engineer  
 Landscape Architecture  
 Ecological Services  
 Interdisciplinary Design  
 Construction Services  
 321 South Chicago Avenue  
 Midway Park, Chicago 60607  
 312/427-8275 ext. 210 312/427-7870 fax  
 312/427-8275

LIMIT OF WORK SITE AREA	7.6 ACRES
BUILDING AREA	40,000 S.F.
TOTAL BEDS	10
- NURSING HOME BEDS	46
- PHASE I	42
- PHASE II	4
- ASSISTED LIVING FACILITY BEDS	24
TOTAL PARKING PROVIDED	63 (2.3 SPACES/BED)



636 South Orlando Avenue Suite 200  
Winter Park, Florida 32789  
(417) 629-8883 (417) 629-7823  
www.fish-land.com

LUTHERAN HAVEN

ALFRED HOME/  
ASSISTED LIVING FACILITY


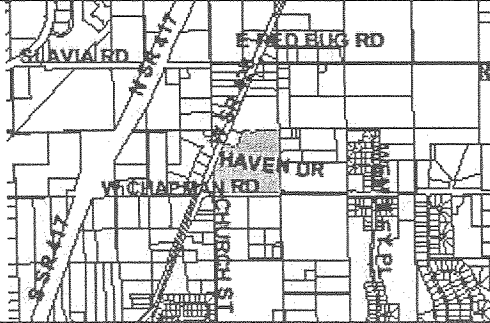

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Revisions:

PROPOSED  
SITE PLAN

**Field use**

SP-3

PARCEL DETAIL	REAL ESTATE	PERSONAL PROP	TAX ROLL	SALES SEARCH	◀ Back ▶																																																																																																			
 <p><b>Seminole County</b> Property Appraiser Services 1101 E. First St. Sanford FL 32771 407-665-7506</p>																																																																																																								
<p align="center"><b>GENERAL</b></p> <p>Parcel Id: 20-21-31-300-0110-0000      Tax District: 01-TX DIST 1 - COUNTY</p> <p>Owner: LUTHERAN HAVEN      Exemptions: 36-CHURCH/RELIGIOUS</p> <p>Address: 2041 W STATE ROAD 426</p> <p>City,State,ZipCode: OVIEDO FL 32765</p> <p>Property Address: 2041 426 SR W</p> <p>Facility Name:</p> <p>Dor: 71-CHURCHES</p>				<p align="center"><b>2004 WORKING VALUE SUMMARY</b></p> <p>Value Method: Market</p> <p>Number of Buildings: 3</p> <p>Depreciated Bldg Value: \$395,072</p> <p>Depreciated EXFT Value: \$80,961</p> <p>Land Value (Market): \$1,319,747</p> <p>Land Value Ag: \$0</p> <p>Just/Market Value: \$1,795,780</p> <p>Assessed Value (SOH): \$1,795,780</p> <p>Exempt Value: \$1,795,780</p> <p>Taxable Value: \$0</p>																																																																																																				
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COMMERCIAL ASPHALT DR 2 IN	1964	61,780	\$20,511	\$51,277
COMMERCIAL ASPHALT DR 2 IN	1982	81,578	\$30,470	\$67,710
WALKS CONC COMM	1965	3,503	\$2,802	\$7,006
ALUM SCREEN PORCH W/PEBBLE FL	1996	640	\$4,460	\$6,080
MOTEL HT & COOL UNIT	1948	23	\$4,600	\$4,600
WALKS CONC COMM	1948	7,545	\$6,036	\$15,090
IRON FENCE	1972	60	\$120	\$300
IRON GATE	1972	99	\$198	\$495
STUCCO WALL	1972	99	\$158	\$396
MOTEL HT & COOL UNIT	1972	23	\$4,600	\$4,600
ALUM SCREEN PORCH W/CARPET	1972	400	\$1,440	\$3,600
FREEZE ROOM	1972	256	\$2,688	\$2,688
WALKS CONC COMM	1948	1,128	\$902	\$2,256
WALKS CONC COMM	1976	940	\$752	\$1,880
WALKS CONC COMM	1987	264	\$304	\$528
WALKS CONC COMM	1911	900	\$720	\$1,800
MOTEL HT & COOL UNIT	1970	1	\$200	\$200

**NOTE:** Assessed values shown are NOT certified values and therefore are subject to change before being finalized for ad valorem tax purposes.

\*\*\* If you recently purchased a homesteaded property your next year's property tax will be based on Just/Market value.

[BACK](#)
[PROPERTY APPRAISER  
HOME PAGE](#)
[CONTACT](#)



# Donald Kovac 2041 W State Rd. 426



0 150 300 600 Feet

Parcel: 20-21-31-300-0110-0000 and 20-21-31-5CB-0000-00G0  
I:\n\projects\RD\2004\GISfiles\February

RS2004-001

January 2, 2004

Seminole County  
Planning Division  
1101 East First Street  
Sanford, Florida 32711

**HARRIS**

Harris Civil Engineers, LLC

Re: Lutheran Haven, Board of Adjustment (Special Exception) and  
Concurrency Review Applications for re-development of existing Nursing  
Home/Assisted Living Facility

To Whom It May Concern:

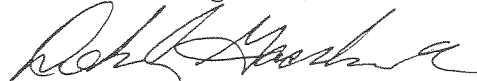
Enclosed, please find the Board of Adjustment (Special Exception) and  
Concurrency Review Applications for re-development of the existing Nursing  
Home/Assisted Living Facility (NH/ALF) located at Lutheran Haven in Seminole  
County, Florida. Items included in this submittal are as follows:

- Special Exception Application To The Board of Adjustment  
(original plus 13 copies)
- Application Fee: two checks (\$370.00 Special Exception/ \$250.00  
Concurrency Review)
- Overview Of Request (13 copies)
- Site Plan Package - 13 Sets and 1 (11" x 17") reduced copy
- Application For Concurrency Review (original plus 13 copies)
- Application Fee: check, as noted above
- Water and Sewer Demand Estimate, signed/sealed

We trust the information provided herein is sufficient to review the subject request.  
Please do not hesitate to call me if you have any questions or require additional  
information.

Sincerely,

Harris Civil Engineers, LLC



Deborah Gackenback,  
Permit Coordinator

cc: Donald L. Kovac, Lutheran Haven  
Richard A. Lis, P.E.

631 South Orlando Avenue  
Suite 300  
Winter Park, Florida 32789  
800.595.8185

Telephone: 407-629-4777  
Fax: 407-629-7888  
www.harriscivilengineers.com

January 2, 2004

Seminole County  
Planning Division  
1101 East First Street  
Sanford, Florida 32711

**HARRIS**

Harris Civil Engineers, LLC

Re: Lutheran Haven, Board of Adjustment (Special Exception) and  
Concurrency Review Applications for re-development of existing Nursing  
Home/Assisted Living Facility

To Whom It May Concern:

Enclosed, please find the Board of Adjustment (Special Exception) and  
Concurrency Review Applications for re-development of the existing Nursing  
Home/Assisted Living Facility (NH/ALF) located at Lutheran Haven in Seminole  
County, Florida. Please also find two checks, (application fees) in the amount of  
\$370.00 for the Special Exception and \$250.00 for Concurrency Review.

The existing NH/ALF was constructed partially in 1948, with the remaining portion  
constructed in the 1970's. Lutheran Haven desires to construct a new, up-to-date  
facility that will provide its residents with an improved quality of life. The existing  
facility consists of 42 nursing home beds and 24 assisted living beds (66 beds total)  
within a 23,620 square foot structure. The new facility will include 42 nursing  
home beds with the infrastructure for 4 additional beds in the future, 24 assisted  
living beds (70 beds total) within a 45, 440 square foot structure.

Please contact me should you have any questions regarding this request.

Sincerely,

Harris Civil Engineers, LLC



Deborah Gackenback, Permit Coordinator

cc: Donald L. Kovac, Lutheran Haven  
Richard A. Lis, P.E.

631 South Orlando Avenue  
Suite 300  
Winter Park, Florida 32789  
800.595.8185

Telephone: 407-629-4777  
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[www.harriscivilengineers.com](http://www.harriscivilengineers.com)

**SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER**

On February 23, 2004, Seminole County issued this Development Order relating to and touching and concerning the following described property:

SEC 20 TWP 21S RGE 31E SE 1/4 OF SE 1/4 E OF RY (LESS BEG 10 FT W OF NE COR OF SE 1/4 OF SE

1/4 RUN W TO ELY R/W SR 426 S 24 DEG 3 MIN 11 SEC W 293.66 FT S 66 DEG 39 MIN 5 SEC E 268.44 FT N 22

DEG 24 MIN 52 SEC E 368.95 FT N 87 DEG 44 MIN 21 SEC E 120.37 FT S 2 DEG 15 MIN 39 SEC E 12 FT N 87 DEG

44 MIN 21 SEC E 138 FT N 2 DEG 15 MIN 39 SEC W 12 FT N 87 DEG 44 MIN 21 SEC E TO BEG

(The aforescribed legal description has been provided to Seminole County by the owner of the aforescribed property.)

**FINDINGS OF FACT**

**Property Owner:** LUTHERAN HAVEN/DONALD L. KOVAC  
2041 WEST STATE ROAD 426  
OVIEDO, FL 32765

**Project Name:** LUTHERAN HAVEN

**Requested Development Approval:**

SPECIAL EXCEPTION FOR THE REDEVELOPMENT OF AN EXISTING NURSING HOME AND ASSISTED LIVING FACILITY IN THE R-3A

The Development Approval sought is consistent with the Seminole County Comprehensive Plan and will be developed consistent with and in compliance to applicable land development regulations and all other applicable regulations and ordinances.

The owner of the property has expressly agreed to be bound by and subject to the development conditions and commitments stated below and has covenanted and agreed to have such conditions and commitments run with, follow and perpetually burden the aforescribed property.

Prepared by: Rich Steiger, Planner  
1101 East First Street  
Sanford, Florida 32771

### Order

#### **NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:**

- (1) The aforementioned application for development approval is **GRANTED**.
- (2) All development shall fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits including all impact fee ordinances.
- (3) The conditions upon this development approval and the commitments made as to this development approval, all of which have been accepted by and agreed to by the owner of the property are as follows:
  1. THE PROPOSED NURSING HOME SHALL BE LIMITED TO 46 BEDS.
  2. THE PROPOSED ASSISTED LIVING FACILITY SHALL BE LIMITED TO 24 BEDS.
  3. A MINIMUM OF 82 PARKING SPACES SHALL BE PROVIDED.
  4. A LEFT TURN LANE SHALL BE REQUIRED ON CHAPMAN ROAD.
  5. THE FINAL SITE PLAN SHALL OTHERWISE MEET ALL APPLICABLE SEMINOLE COUNTY LAND DEVELOPMENT CODE AND COMPREHENSIVE PLAN REGULATIONS.
- (4) This Development Order touches and concerns the aforescribed property and the conditions, commitments and provisions of this Development Order shall perpetually burden, run with and follow the said property and be a servitude upon and binding upon said property unless released in whole or part by action of Seminole County by virtue of a document of equal dignity herewith. The owner of the said property has expressly covenanted and agreed to this provision and all other terms and provisions of this Development Order.
- (5) The terms and provisions of this Order are not severable and in the event any portion of this Order shall be found to be invalid or illegal then the entire order shall be null and void.

Done and Ordered on the date first written above.

By: \_\_\_\_\_  
Matthew West  
Planning Manager

STATE OF FLORIDA     )  
COUNTY OF SEMINOLE )

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared \_\_\_\_\_ who is personally known to me or who has produced \_\_\_\_\_ as identification and who executed the foregoing instrument.

WITNESS my hand and official seal in the County and State last aforesaid this \_\_\_\_\_ day of \_\_\_\_\_, 2004.

\_\_\_\_\_  
Notary Public, in and for the County and State  
Aforementioned

My Commission Expires: